



THE
PLAZA
PRESTON CENTER
75
YEARS



VENTURE THE PLAZA AT PRESTON CENTER FOR LEASE

214.378.1212

SEC NORTHWEST HWY & PRESTON RD
DALLAS, TX

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LOCATION

SEC NORTHWEST HWY & PRESTON RD

AVAILABLE SPACES

**BUILDING B
SUITE 8416**
3,419 SF

**BUILDING G
SUITE 4022**
890 SF

**BUILDING B
SUITE 8418**
3,611 SF

**BUILDING H
SUITE 8314**
2,968 SF

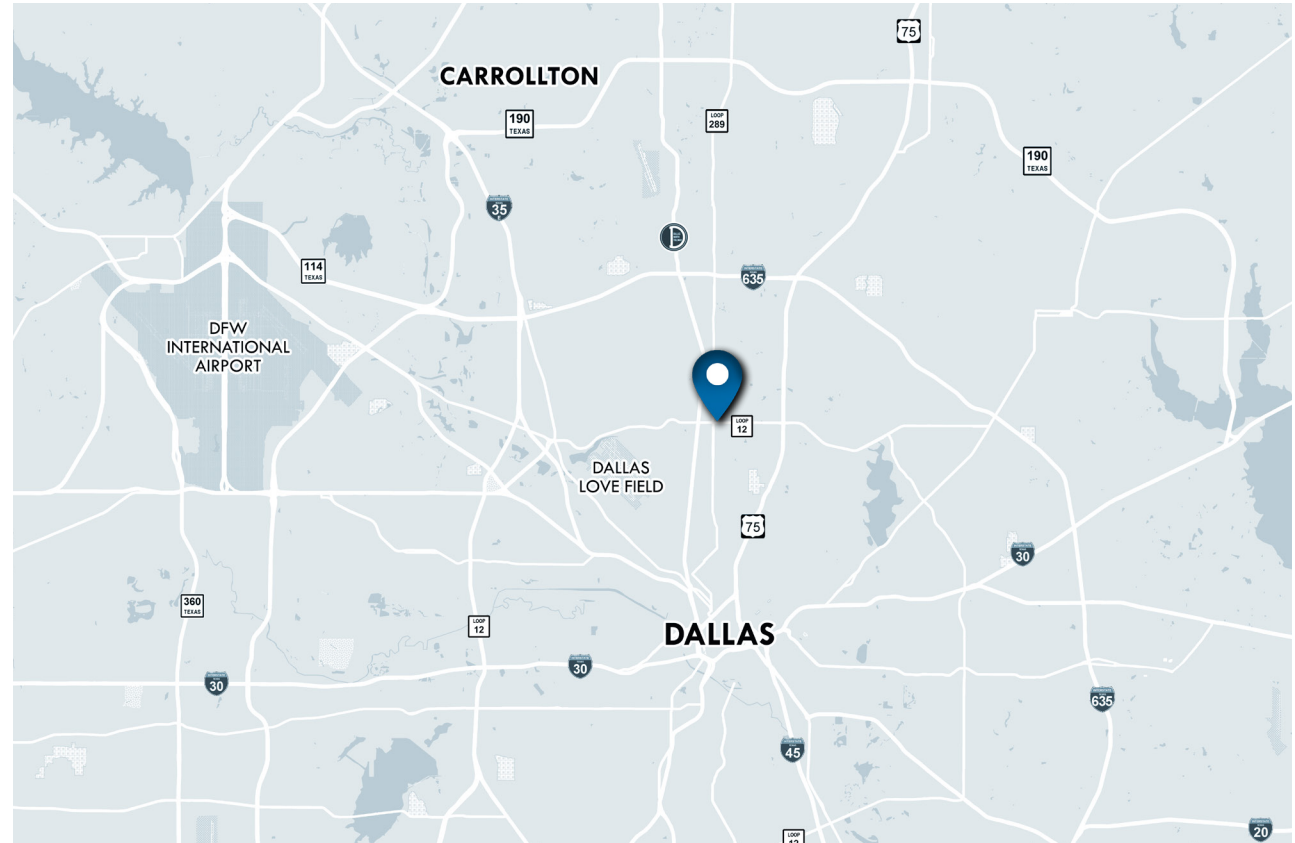
TRAFFIC COUNTS

NORTHWEST HWY
45,794 VPD 2023

PRESTON RD
15,699 VPD 2023

PROPERTY HIGHLIGHTS

- ★ EXCELLENT DAYTIME POPULATION
- ★ HIGH INCOME AREA
- ★ PRESTIGIOUS PARK CITIES SHOPPING



2025 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 13,128 | 139,241 | 418,382 |
| EST. DAYTIME POPULATION | 26,617 | 106,410 | 380,865 |
| EST. AVG. HH INCOME | \$389,811 | \$231,352 | \$177,440 |

AREA ATTRACTIONS

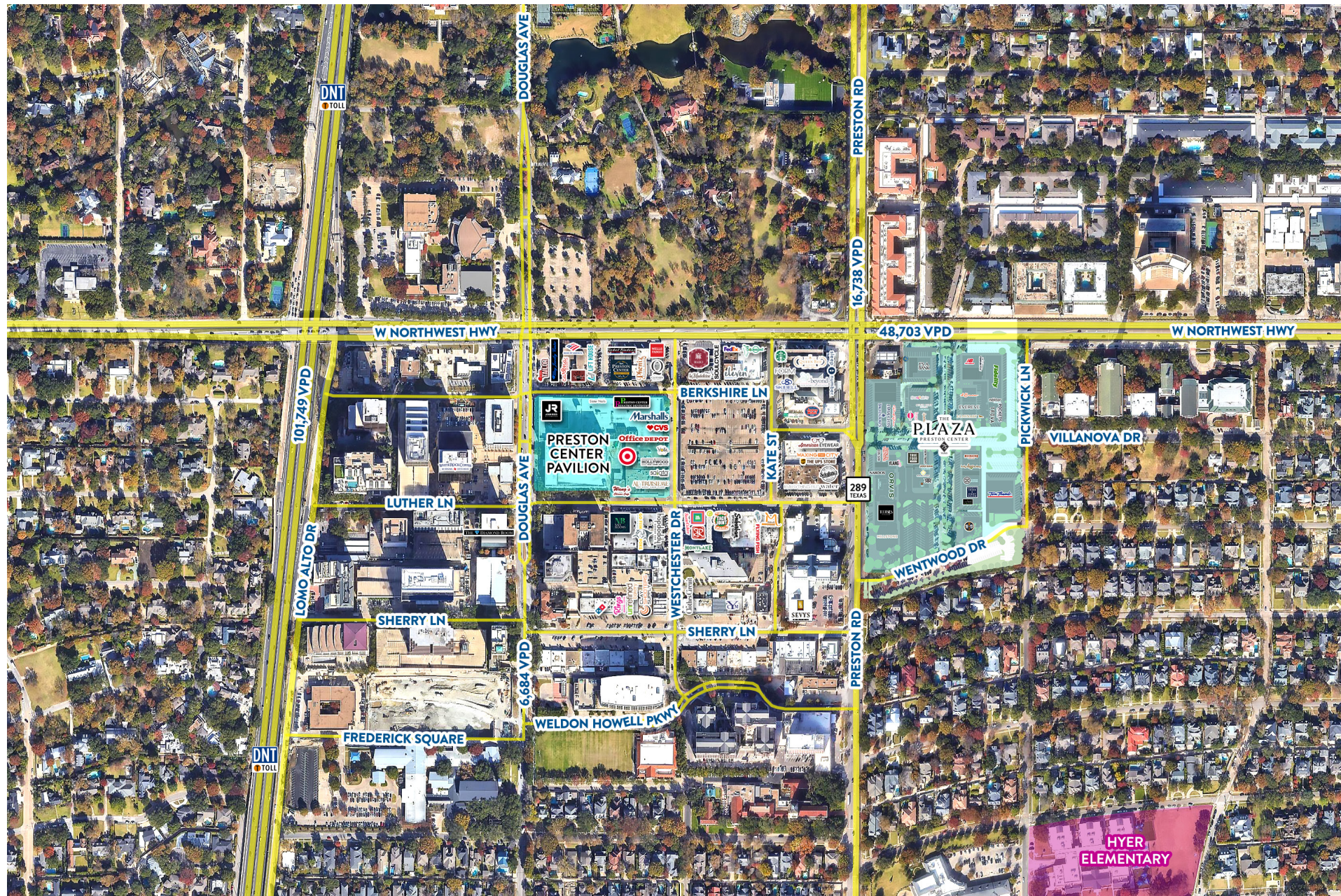


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| BUILDING A | 8300 PRESTON RD | LOWER LEVEL |
|------------------------------|----------------------------|-------------|
| SUITE 100 | HILLSTONE | 7,500 |
| SUITE 200 | TOOTSIES | 9,562 |
| SUITE 250 | VIVA MED SPA | 9,716 |
| SUITE 300 | ORVIS | 16,490 |
| SUITE 360 | COZY EARTH | 2,075 |
| SUITE 400 | NARDOS | 1,939 |
| SUITE 500 | NARDOS DESIGN | 1,419 |
| SUITE 600 | COS BAR | 1,200 |
| SUITE 660 | FRANCES VALENTINE | 1,024 |
| SUITE 700 | TRINA TURK | 1,918 |
| BUILDING B | PRESTON RD | |
| SUITE 8400 | BACHENDORF'S | 4,485 |
| SUITE 8416 | AVAILABLE | 3,419 |
| SUITE 8418 | AVAILABLE | 3,611 |
| SUITE 4030 | VILLANOVA DR | |
| SUITE 4040 | BETTY REITER | 1,182 |
| | J. McLAUGHLIN | 1,421 |
| BUILDING C | E NORTHWEST PKWY | |
| SUITE 4033 | BIBBENTUCKERS | 1,720 |
| SUITE 4029 | JETSET PILATES | 2,242 |
| SUITE 4025 | J'S. A. BANK | 5,209 |
| BUILDING D | E NORTHWEST PKWY | |
| SUITE 4017 | NEW BALANCE DFW | 2,773 |
| SUITE 4009 | TEMPUR-PEDIC | 2,511 |
| SUITE 4001 | FIDELITY INVESTMENTS | 11,012 |
| SUITE 4009B | STORAGE | 619 |
| SUITE 8420 | PRESTON CENTER PLAZA DR | |
| | FRENCHIES | 4,071 |
| SUITE 8403 | PICKWICK LN | |
| | NEKTER JUICE BAR | 1,135 |
| SUITE 4000 | VILLANOVA DR | |
| SUITE 4004 | POCKET MENSWEAR | 2,968 |
| | MAMAN | 1,931 |
| BUILDING E | VILLANOVA DR | |
| SUITE 4001 | TOM THUMB | 15,870 |
| BUILDING F | VILLANOVA DR | |
| SUITE 4014 | LUMINARY | 2,023 |
| BUILDING G | PRESTON CENTER PLAZA DR | |
| SUITE 8413 | AMORINO GELATO | 1,135 |
| SUITE 8415 | Y-O-H-R | 1,192 |
| SUITE 8417 | SWEETIE'S | 4,259 |
| SUITE 4020 | VILLANOVA DR | |
| SUITE 4022 | SPRINKLES CUPCAKES | 2,057 |
| SUITE 4024 | AVAILABLE | 890 |
| | APPLES TO ZINNIA'S | 1,579 |
| BUILDING H | PRESTON CENTER PLAZA DR | |
| SUITE 8300 | R+D KITCHEN | 4,804 |
| SUITE 8304 | OCCHIALI MODERN OPTICS | 850 |
| SUITE 8308 | EIGHTY THREE O EIGHT SALON | 4,429 |
| SUITE 8314 | AVAILABLE | 2,968 |
| SUITE 8316 | ABBEY GLASS | 1,500 |
| SUITE 8320 | LUCKY DOG BAKERY | 2,483 |
| SUITE 4111 | VILLANOVA DR | |
| | MUCHACHO TEX-MEX | 3,500 |
| 8383 PRESTON CENTER PLAZA DR | | |
| SUITE 100 | TRUE FOOD KITCHEN | 4,419 |
| SUITE 120 | MATTHEW TRENT | 1,600 |
| SUITE 140 | SOCIETY | 602 |
| SUITE 160 | CARLA MARTINENGO | 1,850 |
| SUITE 180 | DOUBLE R | 1,096 |





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|--------------------|---|---------------------|
| <u>Venture Commercial Real Estate, LLC.</u> | <u>476641</u> | <u>info@venturedfw.com</u> | <u>214-378-1212</u> |
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| <u>Michael E. Geisler</u> | <u>350982</u> | <u>mgeisler@venturedfw.com</u> | <u>214-378-1212</u> |
| Designated Broker of Firm | License No. | Email | Phone |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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Date